

THE MARCH 20, 2020 REGULAR MEETING OF THE ZONING BOARD OF APPEALS (“BOARD”) PREVIOUSLY RESCHEDULED TO ITS NEXT REGULAR MEETING OF APRIL 17, 2020 HAS NOW BEEN RESCHEDULED TO APRIL 24, 2020. DUE TO THE COVID-19 HEALTH EMERGENCY, THIS APRIL 24, 2020 MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL INSTEAD BE VIRTUAL. FURTHER DETAILS ON HOW TO ACCESS THIS VIRTUAL MEETING WILL BE FORTHCOMING ON THE BOARD’S WEBSITE (WWW.CHICAGO.GOV/ZBA).

THE AGENDA OF THIS RESCHEDULED MEETING IS AS FOLLOWS:

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- April 24, 2020**

Approval of the minutes from the February 21, 2020 regular meeting of the Board.

Approval of the minutes from the March 6, 2020 special meeting of the Board.

Approval of the agenda for the March 20, 2020 regular meeting now rescheduled to April 24, 2020 of the Board.

9:00 A.M.

Special Use Extension Request

112-19-S	ZONING DISTRICT: B3-1	WARD: 14
APPLICANT:	Modern Guapos Company	
OWNER:	Freddie Estrada	
PREMISES AFFECTED:	6020 S. Archer Avenue	
SUBJECT:	Application for a special use to establish a barber shop.	

Regular Call

119-20-Z	ZONING DISTRICT: B2-3	WARD: 40
APPLICANT:	Western Carmen Bldg, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2402 W. Carmen Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four-story, twenty four dwelling unit, mixed use building with ground floor-retail.	

120-20-Z	ZONING DISTRICT: B2-3	WARD: 40
APPLICANT:	Western Carmen Bldg, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2402 W. Carmen Avenue	
SUBJECT:	Application for a variation to eliminate the one required 10' x 25' loading space for a proposed four-story, twenty-four dwelling unit building with ground floor retail.	

121-20-A	ZONING DISTRICT: B1-1	WARD: 31
-----------------	------------------------------	-----------------

APPLICANT: Scott Addison
OWNER: The 2737 Company, LLC and Davis Samuels
PREMISES AFFECTED: 2737 and 2767 N. Cicero Avenue
SUBJECT: Application for an appeal of the decision of the Office of the Zoning Administrator in refusing to establish auto sales in a B1-1 Zoning District.

122-20-Z	ZONING DISTRICT: RS-2	WARD: 19
APPLICANT:	Michael Clancy	
OWNER:	Same as applicant	
PREMISES AFFECTED:	10815 S. St. Louis Avenue	
SUBJECT:	Application for a variation to reduce the south setback from the required 6' to 3' (north to be 11') combined side setback from 18' to 14', front yard setback from 25.89' to 15.67' for a proposed two-story, single family residence.	

123-20-Z	ZONING DISTRICT: RT-4	WARD: 11
APPLICANT:	Richard Ferro	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3134 S. Shields Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 15' to 2' on Stewart Avenue, the parking setback from the front property line on Stewart Avenue to prevent the obstruction of the sidewalk by parked cars from 20' to 2', the unobstructed open space width required along the north property line from 5' to 3', the open space along the south property line from 5' to 2' for a proposed three-story, three dwelling unit building with side open stairs and the north wall and three unenclosed parking spaces on a through lot.	

124-20-Z	ZONING DISTRICT: RT-4	WARD: 11
APPLICANT:	Richard Ferro	
OWNER:	Nicholas Ferro Trustee of 3114 S. Princeton Land Trust dated October 14, 2009	
PREMISES AFFECTED:	3136 S. Shields Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 15' to 2' on Stewart Avenue, the parking setback from the front property line on Stewart Avenue to prevent the obstruction of the sidewalk by parked cars from 20' to 2', the unobstructed open space width required along the north property line from 5' to 3', the open space along the south property line from 5' to 2' for a proposed three-story, three dwelling unit building with side open stairs and the north wall and three unenclosed parking spaces on a through lot.	

125-20-Z

ZONING DISTRICT: RS-3 **WARD:** 1

APPLICANT: Michelle E. Aponte Boska

OWNER: Chicago Title and Land Trust #8002381199

PREMISES AFFECTED: 2004 W. Superior Street

family residence shall remain. A single family residence is proposed for the vacant lot.

132-20-Z
APPLICANT: Wilmot Construction Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 3207 N. Lawndale Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 12' on floors containing dwelling units for a proposed four-story building with rooftop stairway and elevator enclosures and an attached nine-car garage for a retail use and nine dwelling unit building.

WARD: 30

133-20-Z
APPLICANT: CA Residential 3542 N Southport, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3542 N. Southport Avenue
SUBJECT: Application for a variation to reduce the rear setback from the 30' to 6.69 for a proposed four-story, mixed use building with private residential roof deck and roof top elevator and stair penthouse enclosures and an attached two-car garage with roof deck from the second story.

WARD: 44

134-20-Z
APPLICANT: CA Residential 3542 N Southport, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3542 N. Southport Avenue
SUBJECT: Application for a variation to increase the height from 50' to 55' for a proposed four-story, mixed use building with private residential roof deck and roof top elevator and stair penthouse enclosures and an attached two-car garage with roof deck from the second story.

WARD: 44

135-20-Z
APPLICANT: Maria Saaverda
OWNER: Same as applicant
PREMISES AFFECTED: 2900 W. 25th Street
SUBJECT: Application for a variation to reduce the rear setback from the required 33.6' to 3.64' west setback from 2.5' to zero, (east be zero for abutting a public street) for a proposed rear fence with rolling gate at 8.5' in height and a rear patio at the rear of the existing two-story building.

WARD: 12

136-20-Z
APPLICANT: John Downes Construction, Inc.
OWNER: Same as applicant

WARD: 35

PREMISES AFFECTED: 3149 N. Sawyer Avenue
SUBJECT: Application for a variation to reduce the front setback on N. Sawyer Street from the required 6.27' to zero a proposed three-story, seven dwelling unit building and a three and four car attached garages.

137-20-Z	ZONING DISTRICT: B1-3	WARD: 29
APPLICANT:	Five Thirty One partners, LLC	
OWNER:	North Columbian, LLC	
PREMISES AFFECTED:	6700-20 W. North Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from 30' to zero to convert an existing two-story building to residential use and construct a third story addition and establish thirty-six new dwelling units over an existing vacant ground floor financial service use.	

138-20-Z	ZONING DISTRICT: B1-3	WARD: 29
APPLICANT:	Five Thirty One partners, LLC	
OWNER:	North Columbian, LLC	
PREMISES AFFECTED:	6700-20 W. North Avenue	
SUBJECT:	Application for a variation to reduce the off-street loading zone Requirement from one to zero to convert an existing two-story building to residential use and construct a third story addition and establish thirty-six new dwelling units over an existing vacant ground floor financial service use.	

139-20-S	ZONING DISTRICT: B1-1	WARD: 29
APPLICANT:	Five Thirty One Partners	
OWNER:	North Columbian, LLC	
PREMISES AFFECTED:	6746-58 W. North Avenue	
SUBJECT:	Application for a special use to establish an off-site required accessory parking lot with thirty-six parking spaces to serve the proposed thirty-six dwelling unit building located at 6700-20 W. North Avenue which is located within 600 feet of the nearest off-site parking space.	

140-20-S **ZONING DISTRICT:** B3-2 **WARD:** 32
APPLICANT: Edward Clark
OWNER: Same as applicant
PREMISES AFFECTED: 1905 W. Belmont Avenue
SUBJECT: Application for a special use to establish a hair and nail salon.

141-20-Z **ZONING DISTRICT: RS-3** **WARD: 32**

APPLICANT: Jay Shetty

OWNER: Same as applicant

PREMISES AFFECTED: 2220 W. Dickens Avenue

SUBJECT: Application for a variation to increase the floor area ratio from
2,634 square feet to 2,698 square feet for a proposed west side

addition to the existing two-story single family residence.

142-20-Z
APPLICANT: Jay Shetty
OWNER: Same as applicant
PREMISES AFFECTED: 2220 W. Dickens Avenue
SUBJECT: Application for a variation to reduce the west setback from 2' to 0.94' (south setback to be 3.67'), combined side yard setback from 4.83' to 4.61' for a proposed west side addition to the existing single family residence.

143-20-S
APPLICANT: Lakeside Bank, an Illinois Banking Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 3849-59 S. Halsted Street
SUBJECT: Application for a special use to amend an existing special use for a two lane drive through facility to serve a bank. The amendment request will alter the bulk and function of the existing special use, from the design conditions specified by the Zoning Board of Appeals at the time of the approval specifically to re-design the exterior parking lay out ingress and egress. The parking shall be provided across the alley at 3850-52 S. Emerald Avenue.

144-20-Z
APPLICANT: 1443 W Summerdale Partners, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1443 W. Summerdale Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 35.15' to 2', east setback from 2.4' to zero (west to be zero) combined side setback from 7' to zero for a proposed front and rear addition, rear open deck, two car garage with roof deck and access stair directly from the rear deck to an existing two-story, two dwelling unit building to be converted to a single family residence.

145-20-Z
APPLICANT: 1443 W Summerdale Partners, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1443 W. Summerdale Avenue
SUBJECT: Application for a variation to increase the allowed floor area from the maximum 3,389 square feet (0.9) to 3,766 square feet (1.0) for a proposed front and rear addition, rear open deck, two-car detached garage with roof deck and access stair directly from the rear deck to an existing two-story, two dwelling unit building to be

converted to a single family residence.

146-20-S
APPLICANT: Sika Blanche Toneho dba Gloria Africa Beauty
OWNER: RNS Properties, LLC
PREMISES AFFECTED: 2332 W. 111Th Street
SUBJECT: Application for a special use to establish a hair braiding salon.

ZONING DISTRICT: B1-2 **WARD: 19**

147-20-S
APPLICANT: Fletcher Lofts, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3133-43 N. Sheffield Avenue
SUBJECT: Application for a special use to reduce the amount of required on-site parking for a transit served location from eighty-six spaces to twenty-nine spaces to convert the existing five-story building to an eight six dwelling unit building with twenty-nine parking spaces in the basement.

ZONING DISTRICT: B2-5 **WARD: 44**

148-20-Z
APPLICANT: Fletcher Lofts, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3133-43 N. Sheffield Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 15,578.9 square feet to 14,512.15 square feet to convert the existing five-story building to an eighty-six dwelling unit building with twenty-nine parking spaces in the basement.

ZONING DISTRICT: B2-5 **WARD: 44**

149-20-S
APPLICANT: Coen Developers, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4932 N. Damen Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, three dwelling unit building and a detached three-car garage with roof deck and access from the three-story open porch and stairs in the rear.

ZONING DISTRICT: B3-2 **WARD: 40**

150-20-Z
APPLICANT: Coen Developers, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4932 N. Damen Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed three-story, three dwelling unit building with detached three-car garage with roof deck and direct access from the three-story open porch and stairs.

ZONING DISTRICT: B3-2 **WARD: 40**

151-20-S
APPLICANT: A.I.M. Art in Motion
OWNER: Galactica Partners, LLC
PREMISES AFFECTED: 7401-45 S. East End Avenue
SUBJECT: Application for a special use to expand an existing special use for a

ZONING DISTRICT: C1-2 **WARD: 8**

school with a one story addition. The applicant will occupy 117,998 square feet of the 125,037 square foot expanded building. There will be on-site parking spaces for employees, visitors, student drop off and pick up and a landscaped plaza.

2:00 P.M.

152-20-S	ZONING DISTRICT: DX-7	WARD: 2
APPLICANT:	PC AU 3, LLC	
OWNER:	Twelve West Maple. LLC	
PREMISES AFFECTED:	12-14 W. Maple Street	
SUBJECT:	Application for a special use to establish an Adult Use Cannabis Dispensary	

153-20-S	ZONING DISTRICT: DX-7	WARD: 2
APPLICANT:	PDI Medical III, LLC	
OWNER:	Risolia and McKeaney Partners c/o Lodge Management	
PREMISES AFFECTED:	21-29 W. Division Street	
SUBJECT:	Application for a special use to establish an Adult Use Cannabis Dispensary.	

CONTINUANCES

18-20-S	ZONING DISTRICT: B3-2	WARD: 25
APPLICANT:	Pilsen Church	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1809 S. Racine Avenue	
SUBJECT:	Application for a special use to establish an eighty-four seat religious assembly facility	

19-20-S	ZONING DISTRICT: B3-2	WARD: 25
APPLICANT:	Pilsen Church	
OWNER:	The Resurrection Project, an Illinois IFP	
PREMISES AFFECTED:	1854 S. Racine Avenue	
SUBJECT:	Application for a special use to establish eleven, off-site parking spaces to serve the religious assembly located at 1809 S. Racine Avenue.	

20-20-Z	ZONING DISTRICT: B3-2	WARD: 25
APPLICANT:	Pilsen Church	
OWNER:	The Resurrection Project, an Illinois NFP	
PREMISES AFFECTED:	1854 S. Racine Avenue	
SUBJECT:	Application for a variation to establish shared parking for two non-residential uses with different hours of operation, with proposed off-site parking to serve a religious assembly at 1809 S. Racine Avenue.	

26-20-Z	ZONING DISTRICT: RT-4	WARD: 43
APPLICANT:	Webster 914, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	916 W. Webster Avenue	
SUBJECT:	Application for a variation to reduce the combined side setback from the required 4.8' to 4.', rear setback from 34.50' to 21.67' for a proposed three-story, two dwelling unit building with roof top deck, detached three car garage with roof deck and wood fence.	
55-20-Z	ZONING DISTRICT: B2-3	WARD: 34
APPLICANT:	Joseph Caldwell, Jr	
OWNER:	Same as applicant	
PREMISES AFFECTED:	901 W. 129th Place	
SUBJECT:	Application for a variation to reduce the front setback from the required 15.41' to zero, east side setback from 6.83' to zero, west side setback from 5' to zero for a proposed one-story addition connecting a new one-story addition with parking and a rear two-story addition to the existing one-story single family residence being converted to two dwelling units.	
65-20-Z	ZONING DISTRICT: RM-5	WARD: 11
APPLICANT:	FJ Homestead, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1044 W. Polk Street	
SUBJECT:	Application for a variation to reduce the east side setback from 2' to 0.33', (west side setback shall be 3'), combined side setback from 4.8' to 3.33', rear setback from 28.8' to 19.33' for a proposed new stair bridge connection that will access a proposed roof deck top deck on an existing detached two-car garage from the existing rear open porch that serves the existing four-story, two dwelling unit building.	
78-20-Z	ZONING DISTRICT: RM-5	WARD: 32
APPLICANT:	3027-29 W. Logan, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3027-29 W. Logan Boulevard	
SUBJECT:	Application for a variation to reduce the east setback from the required 4.24' to 3.83', west setback from 4.24' to 3.25', combined side setback from 10.6' to 7.08', rear setback from 32.54' to 3.6' for a proposed rear three-story addition to the existing three story, seven dwelling unit building to be converted to a fifteen dwelling unit building.	
79-20-Z	ZONING DISTRICT: RM-5	WARD: 32
APPLICANT:	3027-29 W. Logan, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3027-29 W. Logan Boulevard	
SUBJECT:	Application for a variation to reduce the rear yard open space from the required 540 square feet to zero for a proposed three story addition to the existing three story, seven dwelling unit building to be converted to a fifteen dwelling unit building.	

86-20-S	ZONING DISTRICT: PMD-8A	WARD: 11
APPLICANT:	TP Packers, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4301 S. Packers Avenue	
SUBJECT:	Application for a special use to establish a major utilities and service use which would allow for an existing one-story building to be used for transit maintenance with outdoor vehicle storage.	

87-20-S	ZONING DISTRICT: PMD-8A	WARD: 11
APPLICANT:	TP Packers, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4301 S. Packers Avenue	
SUBJECT:	Application for a special use to establish outdoor vehicle storage for a proposed transit maintenance facility in an existing one-story building.	

90-20-S	ZONING DISTRICT: C1-3	WARD: 29
APPLICANT:	Jimmy's Food and Deli Inc.	
OWNER:	Madison & Central, LLC	
PREMISES AFFECTED:	5601 W. Madison Street	
SUBJECT:	Application for a special use to establish a one-lane drive through facility to serve a one-story grocery/ deli building.	

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 548-19-A, 590-19-A, 618-19-Z, 619-19-Z, 626-19-S, 627-19-Z, 536-19-Z, 6-20-S, 10-20-Z, 44-20-Z, 45-20-Z, 46-20-Z, 60-20-Z, 71-20-S, 72-20-Z, 77-20-Z, 82-20-S, 83-20-Z, 99-20-Z and 100-20-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its special meeting of March 6, 2020.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of February 21, 2020.

Adjournment.